



TOWN OF KNIGHTDALE
PLANNING AND ENGINEERING COMMITTEE
Meeting Minutes

950 Steeple Square Court, Knightdale, North Carolina 27545

July 9, 2012

The Knightdale Planning and Engineering Committee met in the upstairs conference room in the Town of Knightdale Town Hall at 6:00 p.m. on July 9, 2012.

ITEM I. CALL TO ORDER

...Councilor Gleason called the meeting to order at 6:00 p.m., Monday, July 9, 2012.

ATTENDING: Councilor Gleason, Councilor Tripp, Mark Swan, Chris Hills, Jennifer Currin, Myron Kelly, Pam Yancey

ITEM II. APPROVAL OF MINUTES

... Councilor Gleason moved to approve the June 11, 2012 minutes. Mr. Kelly seconded. Without objection the motion carried.

ITEM III. OLD BUSINESS

A. Stormwater Utility and Mapping Project Update

Chris Hills reported on behalf of Fred Boone that the initial storm water utility charges did appear on the July City of Raleigh water bills. Town Manager, Seth Lawless did receive a phone call from a resident questioning what the new charges were.

Mark Swan asked when street sweeping would begin and Mr. Hills stated that Fred Boone would report on that at a later meeting.

B. Capital Projects Update

First Ave. Phase One – Mr. Hills stated that the design changes for this project have been approved by DOT and the contractor will now follow up with pricing revisions.

First Ave. Phase Two – Mr. Hills reported to the Committee that the contract for this project will be awarded to the successful bidder at the next Town Council Meeting on July 18th, 2012.

BB&T Right Turn Lane –The pre-construction meeting for this project will be held on July 12, 2012.

Knightdale Park – Mr. Hills explained that the tree protection fencing has been installed and the Town will perform an initial erosion control inspection on July 10th, 2012.

Greenway Phase II – Mr. Hills stated that the bid opening for this project is set for later this month on July 26th.

C. Pedestrian Plan Update

Mr. Hills reported that a total of 425 survey responses were received concerning the Pedestrian Plan. Staff had hoped to receive more of a response from the Hispanic community and moving forward may try other means as a way to hear from these residents concerning future projects. Withers and Ravenel have submitted their draft plan for review and staff and the members of the Steering Committee for the Pedestrian Plan have until Friday, July 20, 2012 to complete their review and submit comments. The next meeting of the Steering Committee is on July 24, 2012 and a public meeting on the draft plan will be scheduled for some time later this summer. There will also be follow up stories concerning the Pedestrian Plan on the Town website in the near future.

Councilor Gleason stated what a great job Jeff Triezenburg as well as other staff members had done creating the new Town website.

Mr. Hills added that Jeff had done an excellent job working with the website designers to create the new website and the outcome has been well received.

ITEM IV. NEW BUSINESS

A. Minimum Housing Ordinance Amendments

Mr. Hills stated that this issue was first introduced to the Committee over a year ago. Initially it was believed that Wake County would take the lead in enforcing their ordinance but now it has been understood that the county will not abate the nuisance as the Town would have liked. The staff suggests reviewing the Town's existing ordinance and adding enforcement to include the Extra-Territorial Jurisdiction. Any changes made to the existing ordinance would have to go through the legislative process and also the Town Attorney would have to be consulted.

Mr. Hills also reported on a follow up item regarding the 2008 Residential Rental Permit Ordinance. The purpose of this ordinance is to prevent absentee landlords from letting their property fall into disrepair and that habitual violators should have to register and be charged a fee for this permit. The staff is suggesting that this ordinance be reviewed in light of recent legislation passed that would allow local governments to expand on regulations regarding these properties.

B. Rutledge Landing Phase II Potential Utility Connection

Jennifer Currin reported on Phase 3 & 4 of the Rutledge Landing subdivision located on Poole Rd. Ms. Currin explained to the committee that the current developer is not interested in making utility connections according to the previously approved plan. The developer is trying to connect utilities through the City of Raleigh and has been denied access unless this subdivision is annexed.

Councilor Terry Gleason suggested that the issue of possible annexation of the Rutledge Landing subdivision be brought before Town Council for further discussion.

Chris Hills stated that he would add this issue to the agenda for the July 18, 2012 Town Council meeting.

C. ZTA-4-12 Discussion – Sweepstakes in Restaurants

Chris Hills reported that Billy McGee with The Sports Page restaurant withdrew his appeal to request the use of sweepstakes machines in his business but instead is seeking a text amendment that would permit bars, taverns, and nightclubs to have sweepstakes machines in their establishments for entertainment purposes. Mr. Hills also stated that upon further review of the letter Mr. McGee submitted Mr. McGee is also seeking to change how a restaurant bar/ night club is currently defined.

Mr. Hills proposed that an important point to consider is why the existing ordinance was passed and is it narrowly construed?

Mr. Hills stated that this issue would be presented to the Town Council on July 18, 2012 and a public hearing date would be set.

Councilor Gleason suggested that this issue be brought back to the Planning and Engineering Committee for further discussion after it has been presented to the Town Council.

Chris Hills reported that the Knightdale Planning Department was recently recognized in the North Carolina League of Municipalities publication, Southern City magazine. In the article Knightdale was recognized for its detailed success of development and also for its dedication to assisting customers.

Mr. Hills reminded committee members of the monthly activity report attached to the agenda.

Mr. Hills stated that Family Dollar is the proposed new tenant of the vacant Eckerd building on the corner of Poole and Hodge Rd.

ITEM V. OTHER BUSINESS

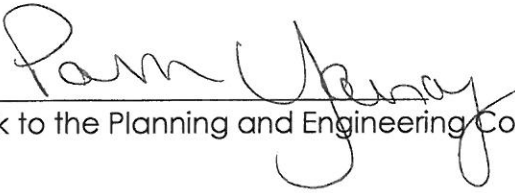
None

ITEM VI. ADJOURNMENT

... Without objection, the meeting was adjourned at 6:48 p.m.



Attest, Councilor Tripp



Clerk to the Planning and Engineering Committee, Pam Yancey